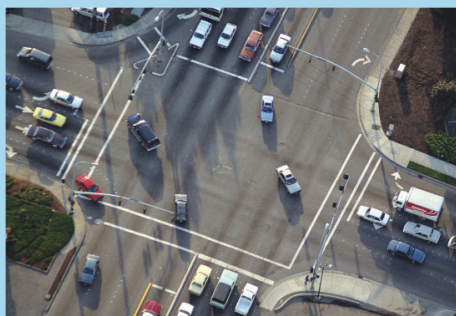


SHAPING THE FUTURE FOR EVERGREEN AND EAST HILLS



Originally called the Evergreen Visioning Project/Smart Growth Strategy (and now referred to as the Evergreen ♦ East Hills Vision Strategy), the Vision Strategy is a comprehensive land use and transportation planning effort that is expected to guide infill development in the Evergreen and East Hills area to create housing in balance with transportation improvements and amenities. The overall goal is to enhance quality of life in the area. Elements of the Vision Strategy include: an update to the Evergreen Development Policy (i.e., traffic policy); General Plan land use and text amendments; design guidelines; and a financing strategy. An Environmental Impact Report is required to assess the potential environmental effects of the Vision Strategy and its elements. This planning effort is being funded by property owners and developers with real estate interests in the Evergreen ♦ East Hills area of San José.

The Planning Area is generally bounded by Hellyer Avenue, Highway 101, Story Road, and the Urban Growth Boundary in the eastern foothills. Within this area, four “opportunity sites” are the focus of the effort:



Arcadia Property: An 81-acre site on the west side of Capitol Expressway, south of Eastridge Mall.

Pleasant Hills Golf Course: A 114-acre site at the north east corner of White and Tully, just east of Lake Cunningham Park.

Campus Industrial Properties: 320 acres, located east of Yerba Buena Road at the base of the east foothills.

Evergreen Valley College: A 27-acre portion of the College, located adjacent to the existing shopping center on the corner of San Felipe Road and Yerba Buena Road.

Since August 2003, a community task force, under the leadership of Councilmember Cortese, has been providing key input to the effort. Additional public participation is occurring through a variety of forums, including but not limited to, meetings with Strong Neighborhood Initiative (SNI) Neighborhood Advisory Committees (NACs), neighborhood

Today, Councilmembers Dave Cortese and Nora Campos are working with neighborhood leaders, school officials and others to complete the planning process Councilmember Cortese started in August 2003.



associations, business groups, school organizations, and others.

In June 2005, the Task Force was reconfigured to have broader community representation (see the Task Force Roster on the back cover). The Task Force is continuing to engage in a community-based process that seeks to balance the interests of new development with its impacts on the existing transportation network with improvements to the transportation system and community facilities paid for by the development.

The Vision Strategy proposes a complex balance of new development and improvements. Inherent in this balance are a series of policy trade-offs that the City Council will ultimately need to consider with the final plan. A “trade-off” analysis of the effect of different policy choices (such as residential densities, industrial conversion and affordable housing requirements) is being completed and will be presented to the community, the Task Force and the City Council before final decisions are made.

Ten Vision and Expected Outcomes

These vision and expected outcomes were adopted by the San José City Council in June 2005 as a foundation for the expanded Task Force's work. These outcomes are consistent with the San José 2020 General Plan:

- 1** Use the Guiding Principles (dated November 2003) as a basis for a vision of improved quality of life and enhanced livability by fostering vibrant commercial/business, mixed use, and residential areas linked by various transportation modes and community amenities. These Principles are incorporated by reference in their entirety in this Key Outcomes document.
- 2** Maintain the delicate balance of the “three legged stool” between new development, transportation improvements, and community amenities.
- 3** Create a financially feasible plan with the appropriate use of Community Facilities District(s), developer contributions, and other mechanisms for the completion of transportation improvements and community amenities.
- 4** Explore the creation of affordable and mixed income housing to meet the needs of all household types by meeting the inclusionary housing requirements on sites in Redevelopment Project Areas and through other mechanisms, such as an inclusionary requirement on lands being converted from industrial uses.
- 5** Create opportunities for both home-ownership and rental units throughout the study area, and ensure a balance of ownership and rental housing on the Arcadia site.
- 6** Explore opportunities to increase workplace density on existing industrially zoned land to create mixed-use opportunities, utilizing information provided in the “Trade-Off Analysis.”
- 7** Capture new retail and commercial opportunities while strengthening all existing retail including the commercial center at the Evergreen Village.
- 8** To the fullest extent possible, work with affected school districts to ensure adequate school capacity without sacrificing a high quality education environment.
- 9** Establish a ten-year supply, or “bank”, of residential unit allocations beyond the four opportunity sites to facilitate infill and reuse development in the study area.
- 10** Protect, enhance, and/or restore natural resources, particularly streams, watersheds, and trees, as part of all private and public development (including parks, trails, etc.).

The Strategy

EVERGREEN ♦ EAST HILLS



For questions regarding the Evergreen ♦ East Hills Vision Strategy contact:

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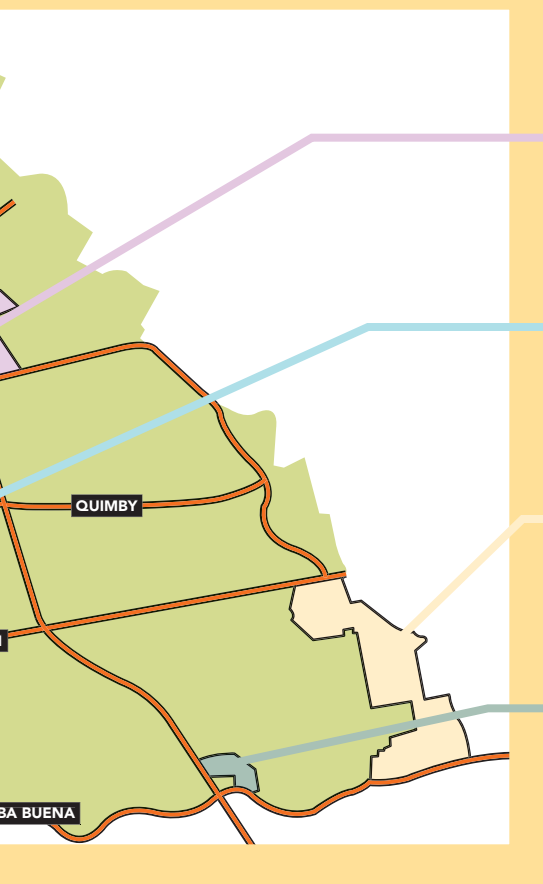
Fax: (408) 292-6055

Website:

www.sanjoseca.gov/planning/evergreen/

tegy's cenarios

VISION STRATEGY AREA



After many months of discussing the delicate balance between future residential development, transportation improvements and community amenities the original Task Force identified development scenarios for each of the four opportunity sites as well as additional development capacity that could be allocated to other properties in the future. Other scenarios have also been proposed by the property owners/developers of the sites and the West Evergreen Neighborhood Advisory Committee. As a result of this input, the Environmental Impact Report is evaluating the potential environmental effects of 3,600 to 5,700 housing units on the four sites, up to 1,000 units for a “pool of units” available for development beyond the four sites as well as 500,000 square feet of new commercial/retail development and 75,000 square feet of additional office space.

The individual residential development ranges are as follows. It should be noted that the total amounts are not a sum of the highest number of development units per site:

PLEASANT HILLS GOLF COURSE

A 114-acre site at the north east corner of White and Tully, just east of Lake Cunningham Park. The range of residential development for the site is between 540 and 825 units.

ARCADIA PROPERTY

An 81-acre site on the west side of Capitol Expressway, south of Eastridge Mall. The range of residential development for the site is between 1,500 and 2,025 units as well as 300,000 square feet of regional and local serving commercial development.

CAMPUS INDUSTRIAL PROPERTIES

Three hundred and twenty acres, located east of Yerba Buena Road at the base of the east foothills. The range of residential development for the site is between 950 and 1,950 units with no additional commercial development.

EVERGREEN VALLEY COLLEGE

A 27-acre portion of the College, located adjacent to the existing shopping center on the corner of San Felipe Road and Yerba Buena Road. The range of residential development for the site is between 275 and 500 units as well as 95,000 square feet of neighborhood serving commercial and 55,000 square feet of additional office space.

Transportation Improvements and Community Amenities Taking Shape

Given the challenges facing government to provide public dollars to improve freeways and provide for other community facilities, the Evergreen East Hills Vision Strategy would utilize private development dollars to finance a wide range of infrastructure. The value created by new development would fund transportation and community improvements and deliver them more quickly.

Based on initial traffic analysis, the

identified transportation improvements include, but are not limited to:

- Route 101 freeway widening and interchange upgrades at Tully Road, Capitol Expressway, and Yerba Buena Road;
- Intersection improvements on local streets;
- Traffic signal synchronization; and
- Traffic calming.

The Task Force and community process has identified a wide range

of amenities to improve community livability, including but not limited to:

- Sports complex for Little League;
- Community improvements identified in West Evergreen SNI Plan such as a community/youth center and gym on Arcadia;
- Pedestrian overcrossings;
- Thompson Creek Trail improvements;
- Park improvements; and
- Open space along foothills and trail connections.

TASK FORCE ROSTER

Name	Role	Affiliation	Name	Role	Affiliation
Dave Cortese	Chair	District 8 Council member	Gordon Lund	Member	Groesbeck Park neighborhood, business owner, District 8 (EVP)
Nora Campos	Vice-Chair	District 5 Council member	Mark Milioto	Member	Evergreen Little League, District 8 (EVP)
Sylvia Alvarez	Member	Quimby Hills neighborhood, Evergreen Elementary School District Board of Trustees, District 8 (EVP)	Al Munoz	Member	Mt. Pleasant Neighborhood Association, District 5
Jenny Chang	Member	Greystone Estates neighborhood, District 8 (EVP)	Khanh Nguyen	Member	West Evergreen NAC, District 7 (EVP)
Chris Corpus	Member	Evergreen Elementary School District (EVP)	Melanie Richardson	Member	Parks & Recreation Commissioner
Alan Covington	Member	Charrette participant, District 8 (EVP)	Vince Songcayawon	Member	Business owner, Evergreen Business and Professional Association, District 8 (EVP)
Steven Cox	Member	HPC Architecture, citywide business representative	Jim Webb	Member	Acting Chief of Staff, District 7
Nancy Dellamattera	Member	Working Partnerships, labor representative	Ike White	Member	Mt. Pleasant neighborhood, School Site Council member, District 8 (EVP)
Steve Dunn	Member	Legacy Partners, property owner	Rob Wooten	Member	Arcadia, property owner
Carolyn Gonot	Member	Chief Development Officer/VTA, VTA representative	Homing Yip	Member	Evergreen Hills Resident Action Group, District 8 (EVP)
Joe Head	Member	Summerhill Homes, property owner	Esperanza Zendejas	Member	Former Superintendent, East Side Union High School District
Mike Hill	Member	San José Evergreen Community College District	Dave Zenker	Member	Falls Creek Neighborhood Association, District 8 (EVP)
Felipe Juarez	Member	KONA SNI, District 7	Jim Zito	Member	Quimby Creek Neighborhood Advisory Committee, District 8 (EVP)
Lou Kvitek	Member	Silver Creek Valley Community Organization, District 8 (EVP)	George Perez	Member	Superintendent, Mount Pleasant Elementary School District
Bob Levy	Member	Planning Commission Chairman			
Maria Lopez	Member	Meadowfair neighborhood, W. Evergreen SNI, District 8 (EVP)			

FINANCING THE VISION STRATEGY

The Vision Strategy will ultimately include rezoning of some or all of the opportunity sites and the formal creation of a Community Facilities District to finance transportation and amenity improvements.

STRATEGY



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